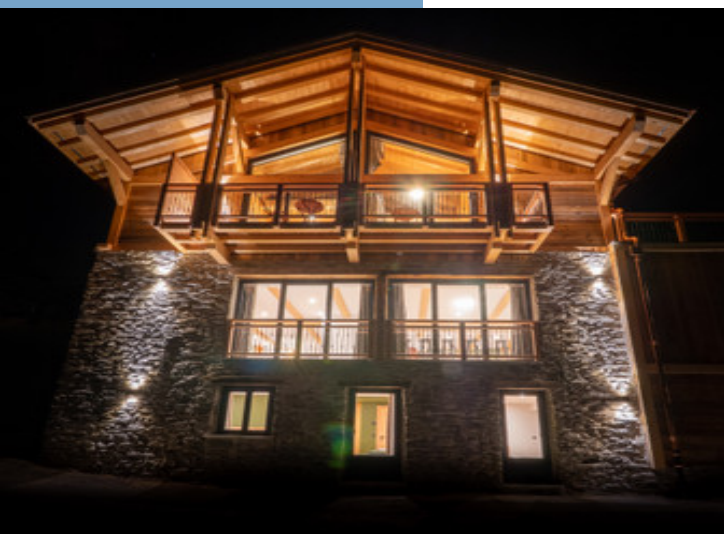




## BRAND NEW BEAUTIFULLY DESIGNED ECO CHALET IN PRIME POSITION BOURG SAINT MAURICE

www.leggettprestige.com

BRAND NEW BEAUTIFULLY  
DESIGNED ECO CHALET  
IN PRIME POSITION  
BOURG SAINT MAURICE ...



PROPERTY FACT FILE	
REFERENCE	A38924TAB73
PRICE	€ 2,945,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	5
ACCOMMODATION	360 m <sup>2</sup>
LAND	2096 m <sup>2</sup>
TOWN	Bourg-Saint-Maurice
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Other Drainage, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- Totally refurbished in 2023
- Possibility to buy furnished and equipped
- Strong year round business potential
- Prime position close to Bourg Sainte Maurice
- Easy Access to major ski stations

BRAND NEW  
BEAUTIFULLY DESIGNED  
ECO CHALET IN PRIME  
POSITION BOURG SAINT  
MAURICE ...

Ref : A38924TAB73

Stunning Turnkey Eco-Chalet Near Bourg-Saint-Maurice – 5 Ensuite Bedrooms, Wellness & Parking

A beautifully finished, high-spec chalet offered fully furnished and ready to move into. Ideally located just moments from the heart of

## DESCRIPTION

A wonderfully located Grange totally renovated in 2023 on over 2000m² of prime position land overlooking Bourg Sainte Maurice .

The chalet is laid out as follows

The entrance level has a bedroom of 48m² with an ensuite shower room and WC , providing direct access to the garden , 1 bedroom of 30m² an ensuite shower WC and access to the garden . A games room/ Tv nook of 13m² and storage areas .

The first floor has a large entrance with a huge 11m² lounge diner with a fireplace in the centre of the room and plenty of separate seating areas and direct access onto a 50m² terrace overlooking Bourg Sainte Maurice and the Lake. There is an additional 12m² room which is currently a home office but could be a bedroom . A laundry room and separate WC are located on this floor.

The second floor 2 large ensuite bedrooms with balconies and large suite with direct access to a 17m² private terrace

The exterior of the chalet has a panoramic terrace of 40m² with a nordic bath , sauna and 8 parking places as well as an EV charging point

The total surface habitable is 340m²

The additional service areas are 20m²

Ski storage area 9m²

Additional bike and wood storage 30m²

South and West facing views

Water around €600 per year

Heating by 2 heat source pumps , underfloor heating

Water via 2 boilers of 500l

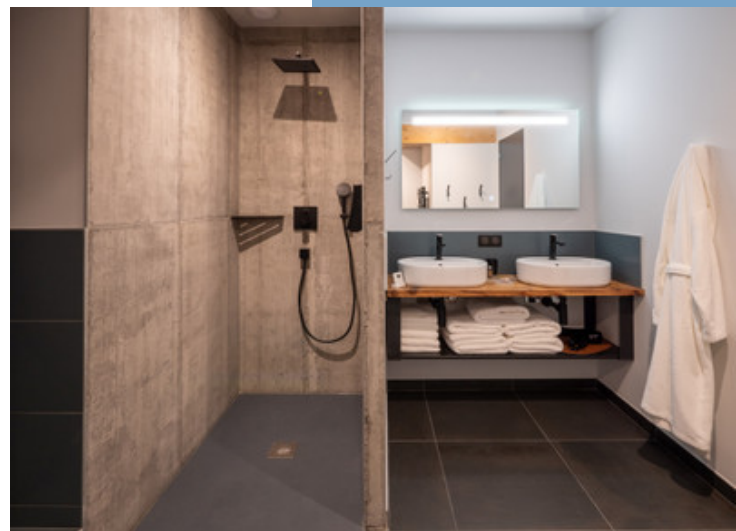
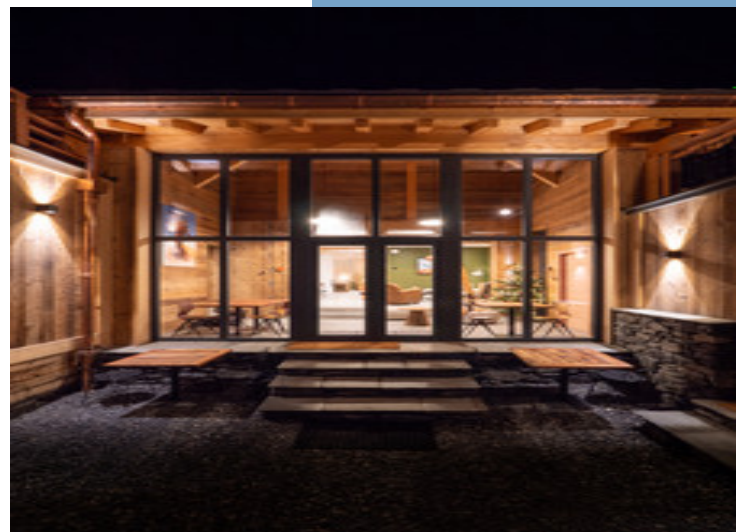
A micro station for used water

Bourg-Saint-Maurice is a vibrant, year-round alpine town offering the perfect balance of mountain charm, modern amenities, and exceptional...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38924TAB73>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

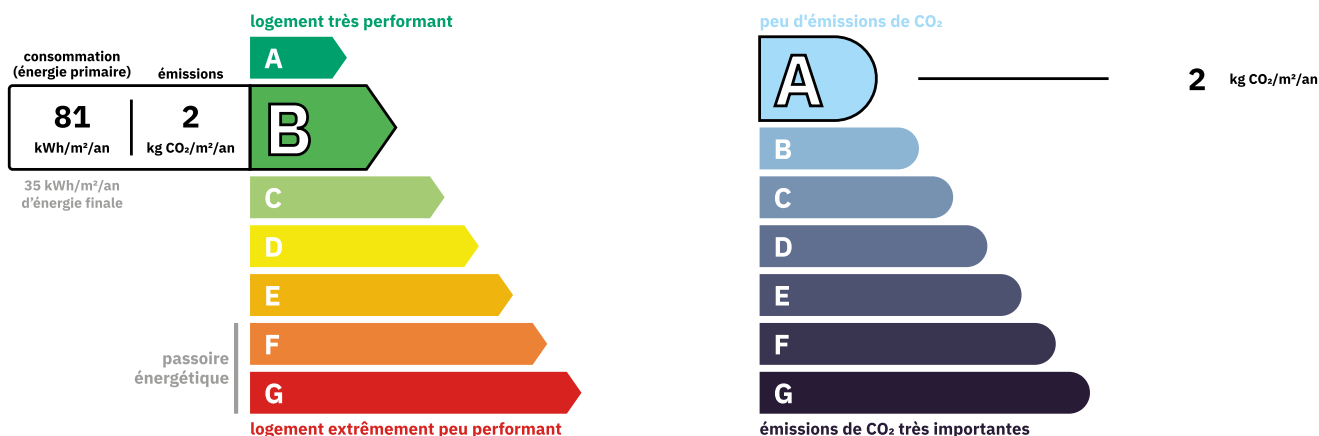
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BRAND NEW BEAUTIFULLY  
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PRIME POSITION BOURG  
SAINT MAURICE ...

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



Property **Efficient**  
Estimated annual energy costs  
between 2130 € and 2930€ for 2023

## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A38924TAB73  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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